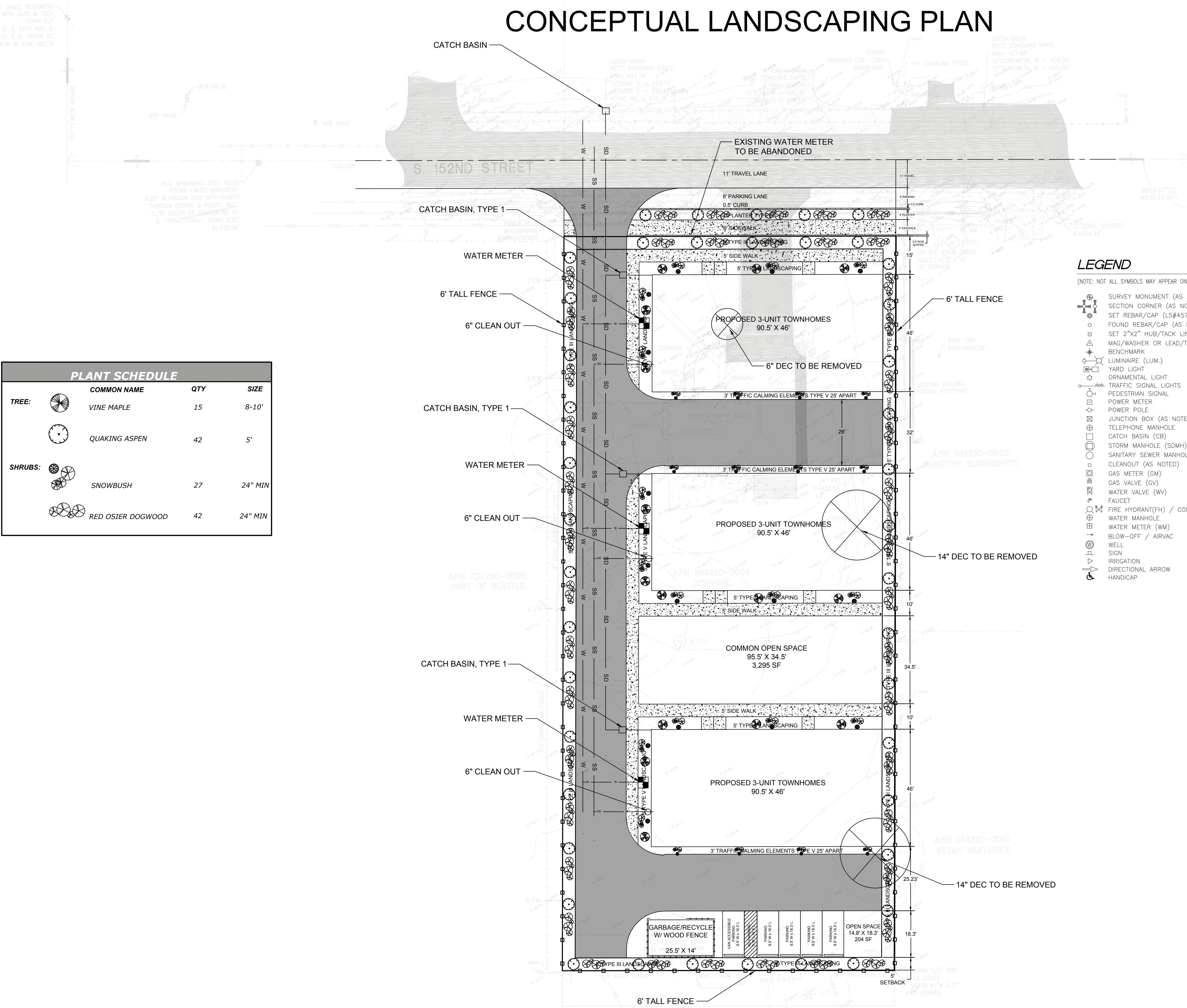


C1.0

DESIGN DOCUMENTS

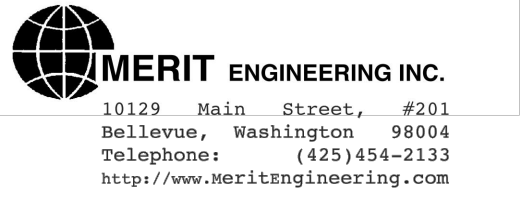
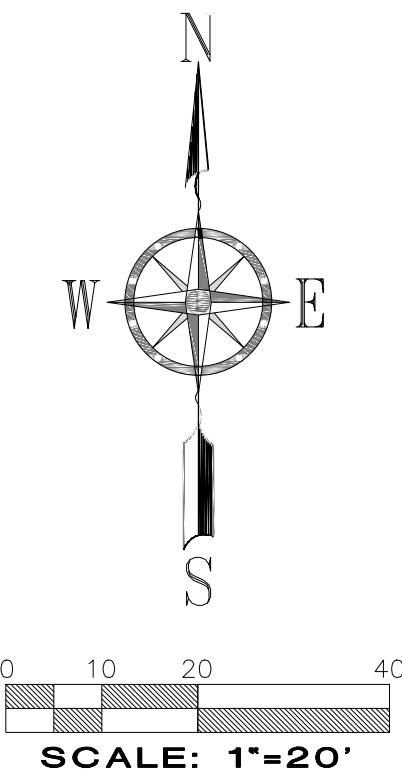
CONCEPTUAL LANDSCAPING PLAN



PLANT SCHEDULE			
	COMMON NAME	QTY	SIZE
TREE:	VINE MAPLE	15	8-10'
	QUAKING ASPEN	42	5'
SHRUBS:	SNOWBUSH	27	24" MIN
	RED OSIER DOGWOOD	42	24" MIN

LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
 - SECTION CORNER (AS NOTED)
 - SET REBAR/CAP (LS#45789 OR #41282)
 - FOUND REBAR/CAP (AS NOTED)
 - SET 2"x2" HUB/TACK LINE STAKE
 - MAG/WASHER OR LEAD/TACK (AS NOTED)
 - BENCHMARK
 - LUMINAIRE (LUM.)
 - YARD LIGHT
 - ORNAMENTAL LIGHT
 - TRAFFIC SIGNAL LIGHTS
 - PEDESTRIAN SIGNAL
 - POWER METER
 - POWER POLE
 - JUNCTION BOX (AS NOTED)
 - TELEPHONE MANHOLE
 - CATCH BASIN (CB)
 - STORM MANHOLE (SDMH)
 - SANITARY SEWER MANHOLE (SSMH)
 - CLEANOUT (AS NOTED)
 - GAS METER (GM)
 - GAS VALVE (GV)
 - WATER VALVE (WV)
 - FAUCET
 - FIRE HYDRANT(FH) / CONNECTION(FDC)
 - WATER MANHOLE
 - WATER METER (WM)
 - BLOW-OFF / AIRVAC
 - WELL
 - SIGN
 - IRRIGATION
 - DIRECTIONAL ARROW
 - HANDICAP
- BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - HOGWIRE FENCE
 - SILT FENCE
 - METAL/IRON FENCE
 - GUARD RAIL/CABLE FENCE
 - WATER LINE
 - GAS LINE
 - STEAM LINE
 - TELEPHONE LINE (OH) OR (UG)
 - POWER LINE (OH) OR (UG)
 - STORM LINE
 - SEWER LINE
 - ROCKERY
 - KEYSTONE WALL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE DRIPLINE
 - CONCRETE
 - GRAVEL/SAND (AS NOTED)
 - ASPHALT
 - BUILDING LINE
- ABBREVIATIONS
- (R#) REFERENCE SURVEYS
 - (OH) OVERHEAD
 - (UG) UNDERGROUND
 - (TYP) TYPICAL
 - (C) CALCULATED
 - (M) MEASURED
 - (GIS) GEOGRAPHICAL INFORMATION SYSTEMS
 - (REF) PER REFERENCE INFORMATION



NO.	DATE	REVISION

2805 S 152ND ST
SEATAC, WA 98188

SCALE 1"=20'

DESIGNED ZD

DRAWN ZD

CHECKED AXH

APPROVED AXH

PROFESSIONAL SEAL



PERMIT SET
THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATIONS BY GOVERNMENTAL AGENCIES

TITLE LANDSCAPING PLAN

PROJECT NO. YC0108800

DATE MARCH 10, 2023

SHEET NUMBER C2.0

DESIGN DOCUMENTS

LIGHTING PLAN

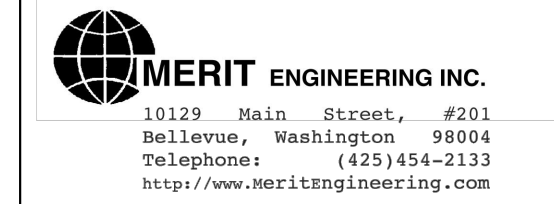
LIGHTING TYPE


	WALKWAY, PATHWAY, GROUND AREA LIGHT
	ROADWAY LIGHT

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

	SURVEY MONUMENT (AS NOTED)
	SECTION CORNER (AS NOTED)
	SET REBAR/CAP (LS#45789 OR #41282)
	FOUND REBAR/CAP (AS NOTED)
	SET 2\"/>
	MAG/WASHER OR LEAD/TACK (AS NOTED)
	BENCHMARK
	LUMINAIRE (LUM.)
	YARD LIGHT
	ORNAMENTAL LIGHT
	TRAFFIC SIGNAL LIGHTS
	PEDESTRIAN SIGNAL
	POWER METER
	POWER POLE
	JUNCTION BOX (AS NOTED)
	TELEPHONE MANHOLE
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	CLEANOUT (AS NOTED)
	GAS METER (GM)
	GAS VALVE (GV)
	WATER VALVE (WV)
	FAUCET
	FIRE HYDRANT(FH) / CONNECTION(FDC)
	WATER MANHOLE
	WATER METER (WM)
	BLOW-OFF / AIRVAC
	WELL
	SIGN
	IRRIGATION
	DIRECTIONAL ARROW
	HANDICAP
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	HOGWIRE FENCE
	SILT FENCE
	METAL/IRON FENCE
	GUARD RAIL/CABLE FENCE
	WATER LINE
	GAS LINE
	STEAM LINE
	TELEPHONE LINE (OH) OR (UG)
	POWER LINE (OH) OR (UG)
	STORM LINE
	SEWER LINE
	ROCKERY
	KEYSTONE WALL
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE DRIPLINE
	CONCRETE
	GRAVEL/SAND (AS NOTED)
	ASPHALT
	BUILDING LINE
ABBREVIATIONS	
(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
(GIS)	GEOGRAPHICAL INFORMATION SYSTEMS
(REF)	PER REFERENCE INFORMATION

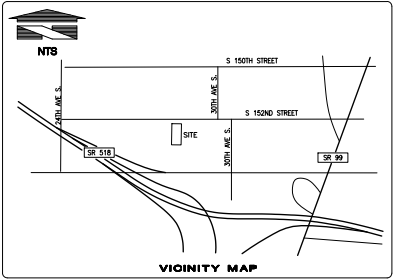


2805 S 152ND ST SEATAC, WA 98188	
SCALE	1"=20'
DESIGNED	JD
DRAWN	JD
CHECKED	AXH
APPROVED	AXH
PROFESSIONAL SEAL	
	
PERMIT SET	
THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATIONS BY GOVERNMENT AGENCIES	
TITLE	
LIGHTING PLAN	
PROJECT NO.	
YC0108800	
DATE	
MARCH 10, 2023	
SHEET NUMBER	
C3.0	
DESIGN DOCUMENTS	

BOUNDARY AND TOPOGRAPHIC SURVEY

FOUND CASED MONUMENT
WITH LEAD & TACK
DOWN 0.37'
AT E 24TH AVE. S.
5' N. OF E. S. 150TH ST.
HELD FOR W. LINE NE1/4

S0111°45'W 666.46'



TIME
BOUNDARY AND TOPOGRAPHIC SURVEY
PTN OF THE NE1/4, OF THE SE1/4 OF SEC. 21,
TWP. 28 N., RGE 4 EAST, W. M.
CITY OF SEACAC
KING COUNTY STATE OF WASHINGTON

For:
TIAN SHAN DONG
VICTORIA TOWN HOMES, LLC
7188 189TH AVE SE
BELLEVUE WA 98006

Scale:
Horizontal
1"=100'
Vertical
1"=10'

Designed, Drawn, Checked, Approved, Date
3/25/18, 3/25/18, 3/25/18, 3/25/18, 3/25/18

Job Number
3198
Sheet
1 of 2

LEGAL DESCRIPTION:
THE WEST 130.29 FEET OF THE NORTH 304.30 FEET OF TRACT 4, BLOCK 1, KERRY'S SUNNYSIDE 5 ACRE GARDEN TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 33 IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 20153151.

TOGETHER WITH THE NORTH 14.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY AS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NO. 2002020801714:

THE WEST 130.29 FEET OF TRACT 4, BLOCK 1, KERRY'S SUNNYSIDE 5 ACRE GARDEN TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 33 IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 304.30 FEET THEREOF;
AND EXCEPT COUNTY ROAD AND STATE HIGHWAY.

SPECIAL EXCEPTIONS:

1. EASEMENT TO FARM OR CULTIVATE, AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF, AS DISCLOSED BY THAT CERTAIN STIPULATION AND ORDER QUERING TITLE, RECORDED ON FEBRUARY 6, 2002, IN 2002020801714, OF OFFICIAL RECORDS, (AS SHOWN - EASEMENT SHOULD HAVE EXPIRED WHEN OWNERSHIP TRANSFERRED OUT OF THE PARTIES OF THE LARGEST OWNERSHIP INTEREST, RECOMMEND SENDING TITLE INSURER TO REMOVE FROM EXCEPTIONS)

PURPOSE OF THIS SURVEY:

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE BOUNDARY, TOPOGRAPHY AND INFRASTRUCTURE MAPPING TO AID CLIENT IN DECISION MAKING PROCESS FOR POSSIBLE SHORT PLAT. SET CORNERS ARE PRELIMINARY UNTIL TIME OF SHORT PLAT OR AMENDMENT OF THE SHORT PLAT PROCESS.

BASIS OF BEARINGS AND DISTANCES (2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK (WSRN)

BASES OF BEARINGS AND DISTANCES (2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: 47.40794133
LONGITUDE: -122.28655936
HEIGHT: 1.000010887
PROJECT COORDINATE SCALE: 1.000010887

VERTICAL DATUM IS NAVD83 PER WSRN TO GEOID12B

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

SITE ADDRESS
2805 SOUTH 152ND STREET, SEACAC, WA 98188

ASSESSOR'S PARCEL NUMBER
384260-0054

FLOOD INFORMATION
PARCELS IS LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
PER FEMA PANEL NUMBER 5303302040 F, DATED MAY 16, 1995.

PARCEL AREA
37.5633 ACRE
37.5633 SQ FT OR 0.8624 ACRES

REFERENCE SURVEYS

R1) SEACAC LOT LINE ADJUSTMENT SUB12-0004, REC. NO. 2014082200001
R2) PLAT OF FERRUCIO ADDITION, VOL. 53 OF PLATS, PGS. 32
R3) PLAT OF HARRY ADDITION VOL. 54 OF PLATS, PGS. 36

REFERENCE GIS DATA

(C1) GIS MAP PROVIDED OR DOWNLOADED ON 8/31/2018 FROM PURET SOUND ENERGY.

NOTES

1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.

2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR DAUNTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATOR PAINT MARKINGS ARE 1.5' HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT APPARENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE FOR BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POT-HOLE BE PERFORMED.

3. FIELD SURVEY WAS COMPLETED IN SEPTEMBER 2018 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.

5. WFS NATIONAL TITLE COMPANY, FILE NO. 16-63690, POLICY NO. 3168600-2519926, DATED JUNE 1, 2017 4:00 P.M.

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A TRIMBLE S10 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R6 MODEL-4 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.
09/25/2018
DATE



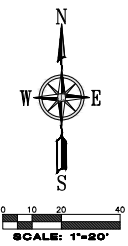
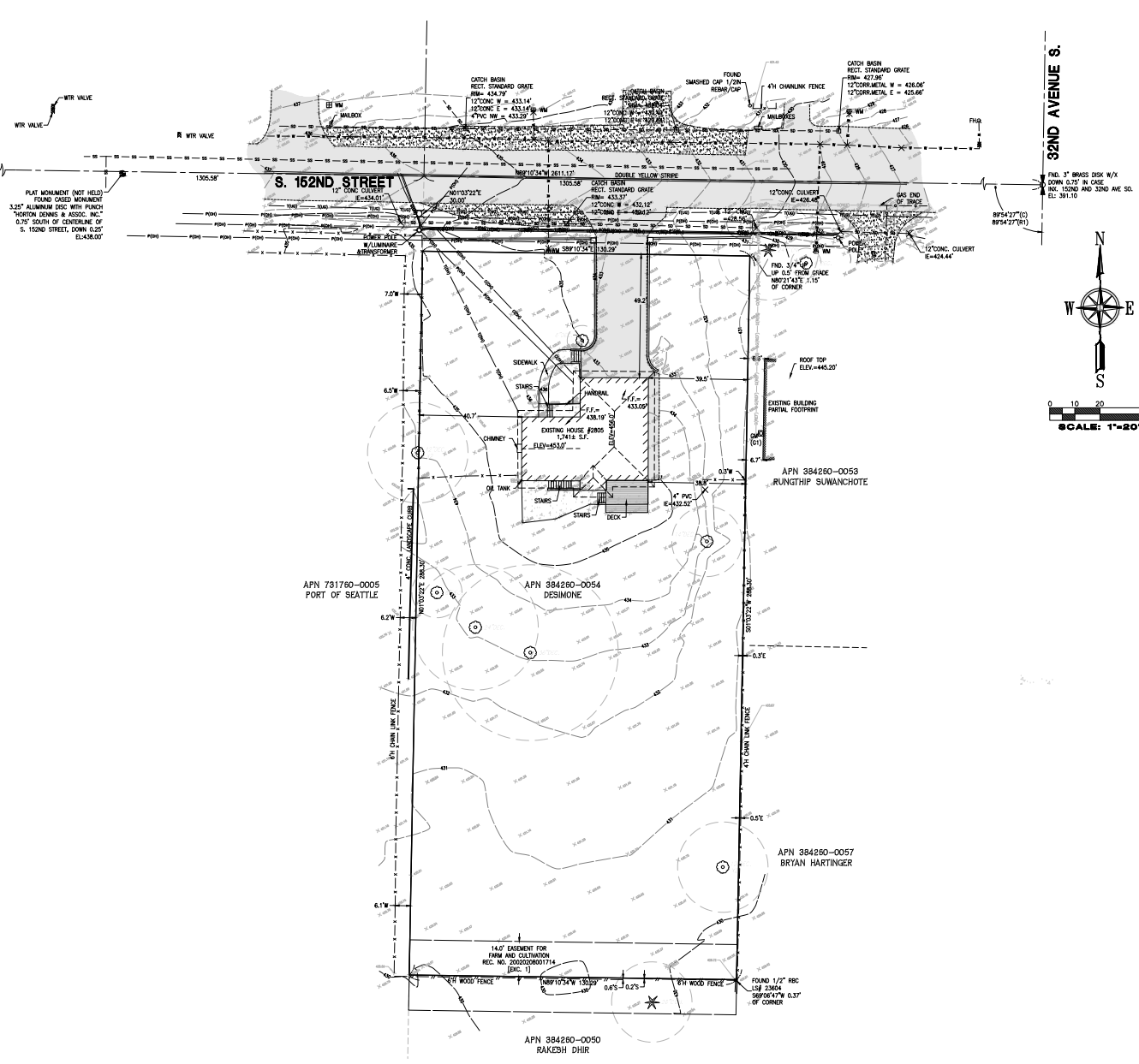
BOUNDARY AND TOPOGRAPHIC SURVEY

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

	SURVEY MONUMENT (AS NOTED)		BARBED WIRE FENCE
	SECTION CORNER (AS NOTED)		CHAIN LINK FENCE
	SET REBAR/CAP (LS45789 OR #41282)		WOOD FENCE
	FOUND REBAR/CAP (AS NOTED)		HOGWIRE FENCE
	SET 2x2x8 HUB/TRACK LINE STAKE		SALT FENCE
	MAG/WASHER OR LEAD/TACK (AS NOTED)		METAL/IRON FENCE
	BENCHMARK		GUARD RAIL/CABLE FENCE
	LUMINAIRE (LUM.)		WATER LINE
	YARD LIGHT		GAS LINE
	ORNAMENTAL LIGHT		STEAM LINE
	TRAFFIC SIGNAL LIGHTS		TELEPHONE LINE (OH) OR (UG)
	PEDESTRIAN SIGNAL		POWER LINE (OH) OR (UG)
	POWER METER		STORM LINE
	JUNCTION BOX (AS NOTED)		SEWER LINE
	TELEPHONE MANHOLE		ROCKERY
	CATCH BASIN (CB)		KEYSTONE WALL
	STORM MANHOLE (SSMH)		DECIDUOUS TREE
	SANITARY SEWER MANHOLE (SSMH)		TREE DRUPLINE
	CLEANOUT (AS NOTED)		CONCRETE
	GAS METER (GM)		GRAVEL/SAND (AS NOTED)
	GAS VALVE (GV)		ASPHALT
	WATER VALVE (WV)		BUILDING LINE
	FAUCET		
	FIRE HYDRANT (FH) / CONNECTION/DC		
	WATER MANHOLE		
	BLOW-OFF / AIRVAC		
	WELL		
	SIGN		
	IRRIGATION		
	DIRECTIONAL ARROW		
	HANDICAP		

(N)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
(GCS)	GEOSPHERICAL INFORMATION SYSTEMS
(REF)	PER REFERENCE INFORMATION



TIME
BOUNDARY AND TOPOGRAPHIC SURVEY
PTN OF THE NE1/4, OF THE SE1/4 OF SEC. 21,
TWP. 28 N., RGE 4 EAST, W. M.
CITY OF SEACAC
KING COUNTY STATE OF WASHINGTON

TIAN SHAN DONG
VICTORIA TOWN HOMES, LLC
7188 189TH AVE SE
BELLEVUE WA 98006

For:
Scale:
Horizontal
1"=20'
Vertical
1"=10'

LAN'TREE
LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH, SEACAC, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LAN'TREELANDSURVEYING.COM

Job Number
3198
Sheet
2 of 2
Date
09/25/2018